

CERTIFICATE OF PUBLICATION

TOWSON, MD. 10/3/91

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/3/91

THE JEFFERSONIAN,

S. Zeke Orman
Publisher

\$ 37.52

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 10/5/91

Richard Francis Ryan
7341 Greenbank Road
Baltimore, MD 21220

Ronald M. Jordan
704 Greenbank Road
Baltimore, MD 21220

RE:
CASE NUMBER: 92-119-A
S/S Greenbank Road, 165' W of c/l Susquehanna Road
7339/7341 Greenbank Road
15th Election District - 5th Councilmanic
Legal Owner(s): Richard Francis Ryan, et ux
Contract Purchaser: Ronald M. Jordan and Jeanne M. Auermath
HEARING: WEDNESDAY, OCTOBER 30, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$ 36.12 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Lawrence E. Schmidt
Lawrence E. Schmidt
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

SEPTEMBER 20, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-119-A
S/S Greenbank Road, 165' W of c/l Susquehanna Road
7339/7341 Greenbank Road
15th Election District - 5th Councilmanic
Legal Owner(s): Richard Francis Ryan, et ux
Contract Purchaser: Ronald M. Jordan and Jeanne M. Auermath
HEARING: WEDNESDAY, OCTOBER 30, 1991 at 2:00 p.m.

Variance to permit lot width of 49.91 feet instead of 55 ft. for lots 184 and 185.

Zoning Commissioner of
Baltimore County

cc: Richard Francis Ryan
Ronald M. Jordan, et al
Viviane Hazel

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

October 15, 1991

Mr. & Mrs. Richard F. Ryan
7341 Greenbank Road
Baltimore, MD 21220

RE: Item No. 128, Case No. 91-119-A
Petitioner: Richard F. Ryan, et ux
Petition for Variance

Dear Mr. & Mrs. Ryan:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-0016150
Number

92-119

44048011 4-1-91 \$96.10
14 0000 3-28-91 18 21
Please Make Checks Payable To: Baltimore County

Cashier Validation

Zoning Plans Advisory Committee Comments
Date: October 15, 1991
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Ronald M. Jordan
Ms. Jeanne M. Auermath
704 Greenbank Road
Baltimore, MD 21220

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
5th day of September, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Richard F. Ryan, et ux
Petitioner's Attorney:

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: October 10, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: September 24, 1991

There are no comments for item numbers 118, 119, 121, 122, 123, 125, 126 and 128.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

(301) 887-4500

SEPTEMBER 23, 1991

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: RICHARD FRANCIS RYAN

Location: #7339/7341 GREENBANK ROAD

Item No.: 128 Zoning Agenda: SEPTEMBER 24, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *James E. Dyer* Noted and Approved: *James E. Dyer*
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for September 24, 1991

The Development Engineering Division has reviewed the subject zoning items and we have no comments for items 118, 119, 120, 121, 122, 123, 125, 126 and 128.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Development Engineering Division

RWB:s

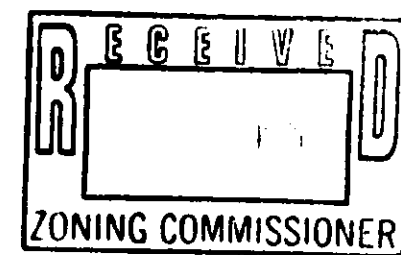
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

DATE: October 29, 1991

FROM: J. James Dieter, Director

SUBJECT: Petition for Zoning Variance - Item 128
Ryan Property
Chesapeake Bay Critical Area Findings
92-119-A



SITE LOCATION

The subject property is located at 7339 and 7341 Greenbank Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Richard F. and Rhonda M. Ryan

APPLICANT PROPOSAL

The applicant has requested a variance from section 1802.3C.1 of the Baltimore County Zoning Regulations to permit lot widths of 49.91 feet instead of 55 feet for lots 184 and 185.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.0>

Memo to Mr. Arnold Jablon
October 29, 1991
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "No dredging, filling, or construction in any wetland shall be permitted. Any wetland must be adequately protected from contamination" <Baltimore County Code Sec. 22-98>.

Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site.

2. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Sec. 22-213(a)>.

Finding: There are no tidal waters, tidal wetlands, or tributary streams located on or within 100 feet of this property.

3. Regulation: "If a parcel or lot one-half acre or less in size was in residential use or zoned for residential purposes on or before December 1, 1985, then man-made impervious surfaces associated with that use are limited to 25% of the parcel or lot" <Baltimore County Code, Section 22-217(e)(1)>.

Finding: The property at 7341 Greenbank Road contains existing impervious area that covers approximately 38.2% of the lot, therefore, no additional impervious surface shall be permitted on this lot. The applicant proposes to build a new single family dwelling at 7339 Greenbank Road. The amount of impervious area shall not exceed 1872 square feet on this lot. This includes all building structures, paved and crusher-run driveways and parking pads, swimming pools, or any other impervious surface.

4. Regulation: "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland of at least 15%" <COMAR 14.15.02.04 C.(5)>.

Finding: The lot at 7339 Greenbank Road currently contains at least 15% tree cover. However, if any trees are removed as a result of construction, they shall be replaced, to ensure a continued minimum 15% tree cover.

5. Regulation: "The stormwater management system shall be designed so that infiltration of water is maximized throughout the site, rather than directing flow to single discharge points" <Baltimore County Code, Section 22-217(h)(2)>.

Memo to Mr. Arnold Jablon
October 29, 1991
Page 3

Finding: Stormwater runoff from new impervious surfaces on the lot at 7339 Greenbank Road shall be directed to pervious areas to encourage maximum infiltration. Rooftop runoff shall be directed through down-spouts and into a drywell or ditch drain, to encourage maximum infiltration (see attached information).

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations, and is therefore approved. If there are any questions, please contact Mr. David C. Flowers at 887-2904.

J. James Dieter
J. James Dieter, Director

JJD:DCF:ju
Attachment

cc: Mr. and Mrs. Richard Ryan

RYAN/TXTN55

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
RICHARD F. RYAN	7341 GREENBANK RD 21220
Rhonda M. Ryan	"
Richard M. Jablon	7341 Greenbank Rd

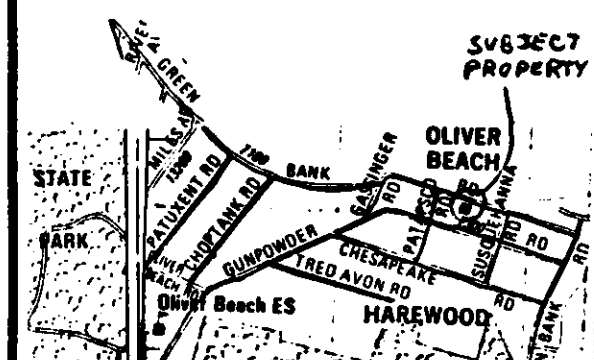
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 7339 & 7341 GREENBANK RD see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: OLIVER BEACH

plat book# 12 folio# 58 lot# 211/5 section#

OWNER: RICHARD & RHONDA RYAN



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Councilmanic District: 5

Election District: 15

1"=200' scale map: NW-7M

Zoning: DR 5.5

Lot size: 0.172 7493.52

acreage square feet

SEWER: ☒ ☐

WATER: ☒ ☐

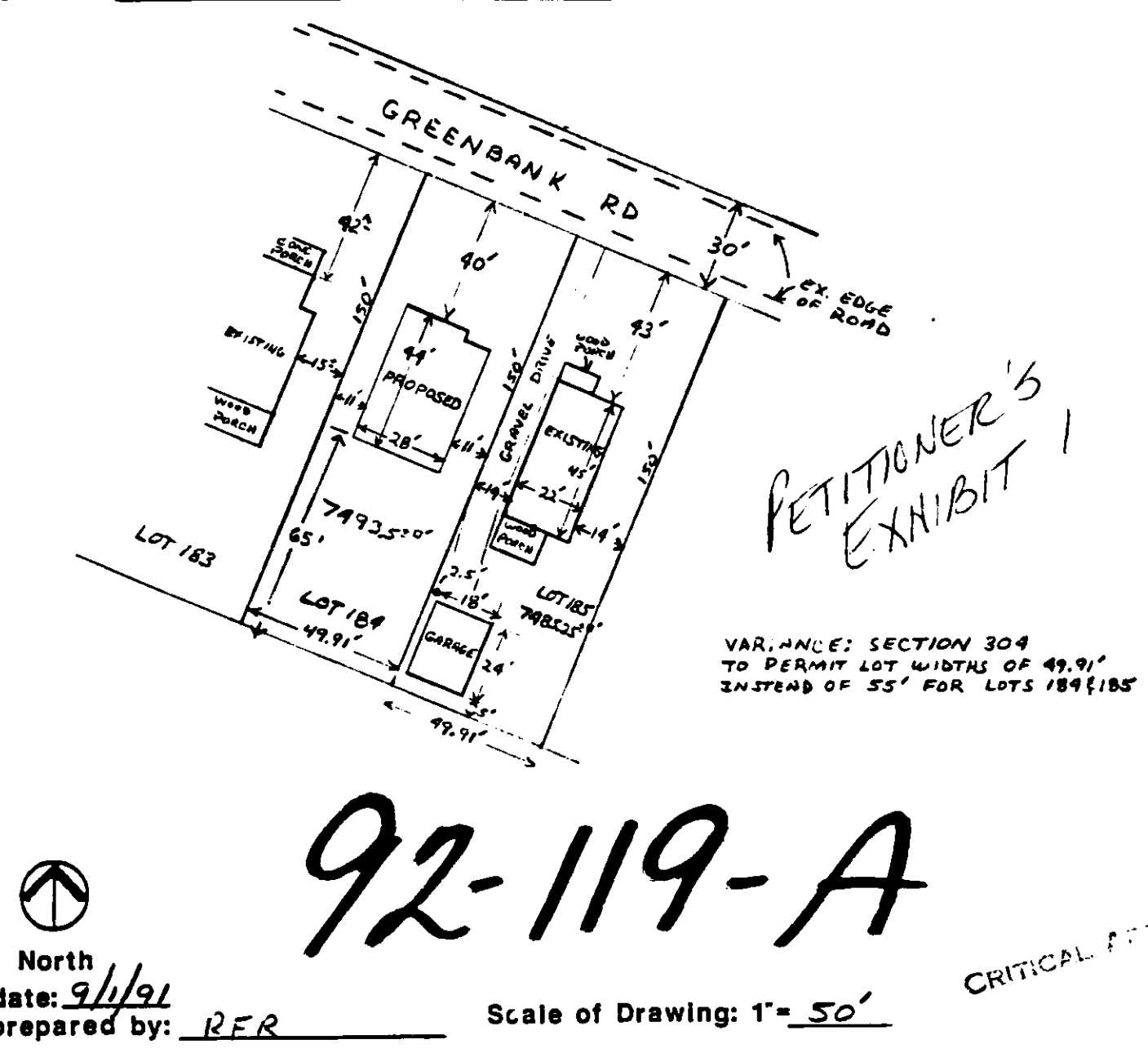
Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings: NONE

Zoning Office USE ONLY

reviewed by: ITEM #: CASE#:

WJA 128



92-119-A

Scale of Drawing: 1"=50'

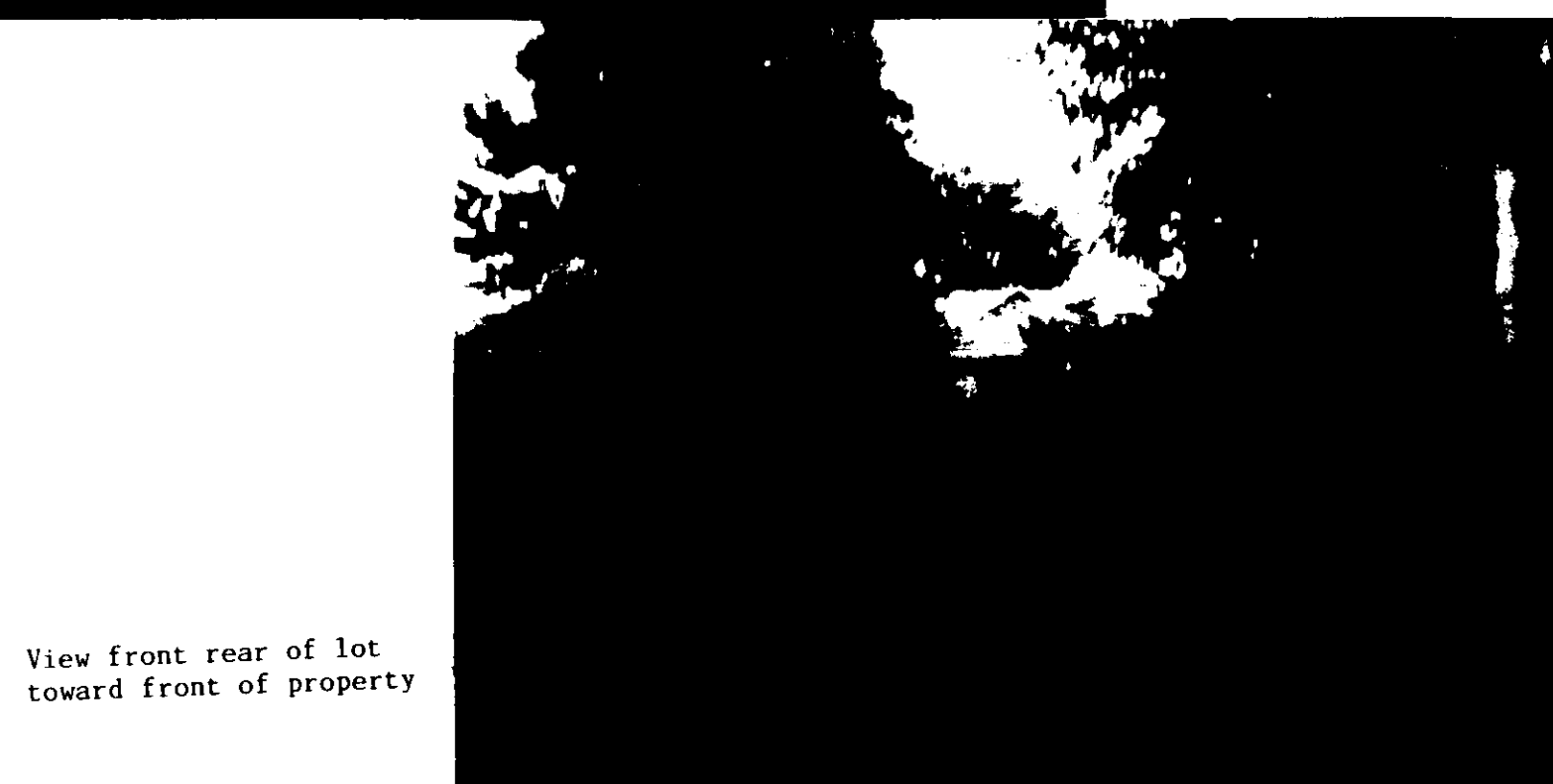
CRITICAL AREA

CASE NUMBER: 92-119-A

PETITIONER'S EXHIBIT #



View across front of lot to other houses on street



View front rear of lot toward front of property

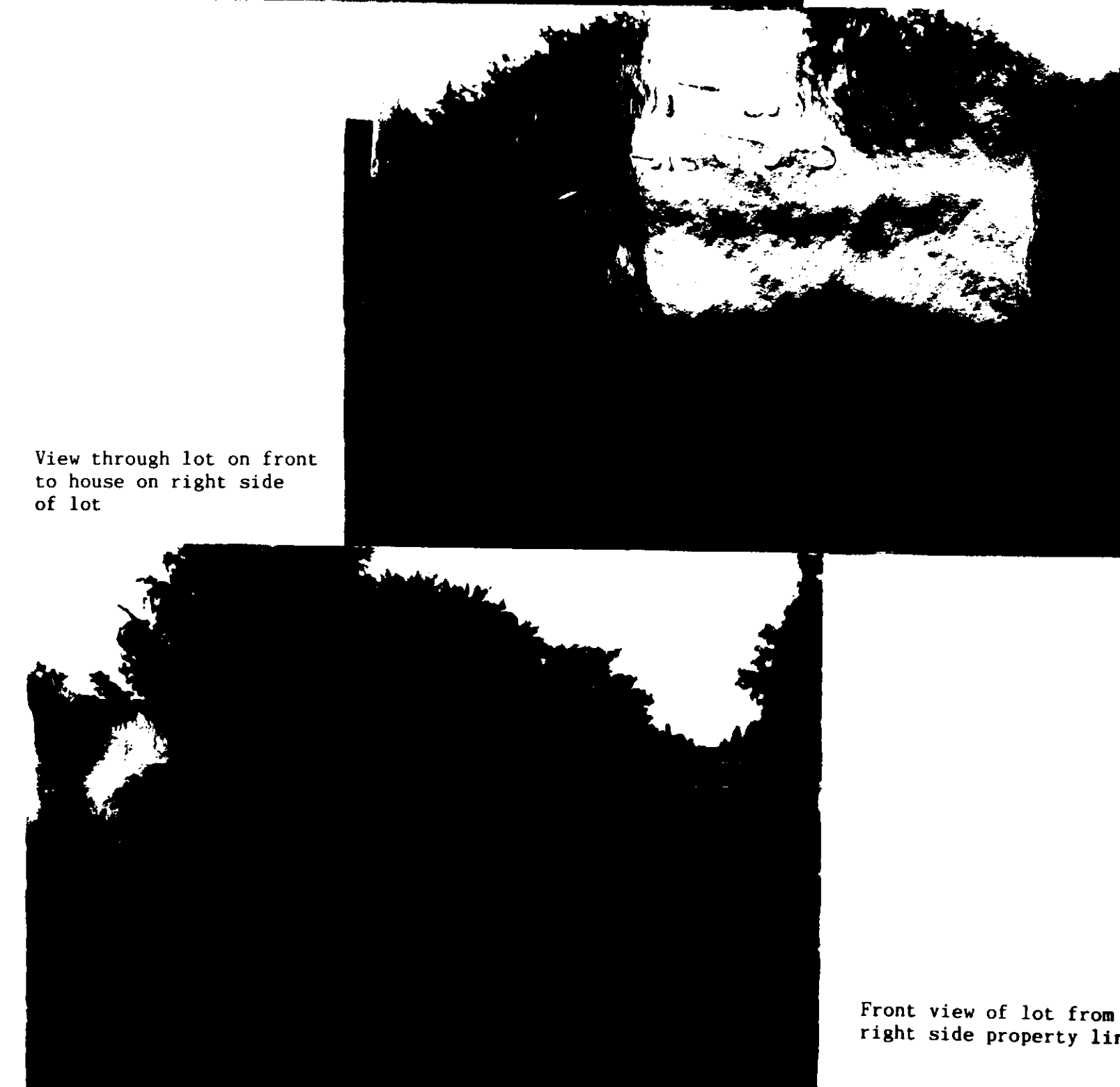


CASE NUMBER: 92-119-A

PETITIONER'S EXHIBIT #



View through lot on front to house on right side of lot



Front view of lot from right side property line

CASE NUMBER: 92-119-A

PETITIONER'S EXHIBIT #



View of lot from property on left



